



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, March 3, 2020, 7:00 PM

1. Roll Call.
2. Approval of Minutes from the February 4, 2020 meeting.

Documents:

[DRAFT BZACPC MINUTES 2020 0204.PDF](#)

BOARD OF ZONING APPEALS

#2049. CARFAGNA RESIDENCE - 22226 PARNELL ROAD:

Public Hearing on the request of Brooke Slater, Busy B Design Studio, representing Alyson and Michael Carfagna, 22226 Parnell Road, to the Board of Zoning Appeals for a variance to the front yard setback in order to construct an outdoor kitchen. The applicant proposes to build an outdoor kitchen on the rear corner of the house, on this corner lot at Shelley and Parnell Roads. The wall of the outdoor kitchen is proposed to extend 3 feet beyond the house into the front yard, and is set back 42 feet from Shelley Road. The required front setback is 45 feet. The three (3) foot tall brick outdoor kitchen is proposed to be 12 feet long and include a grill, pizza oven, and seating, adjacent to the existing patio. Existing arborvitae landscaping and fencing are proposed to screen the view from the street.

Documents:

[22226 PARNELL.PDF](#)

#2050. SEGUIN RESIDENCE - 3369 GRENWAY ROAD:

Public Hearing on the request of Ellen Seguin, 3369 Grenway Road, to the Board of Zoning Appeals for a variance to the fence location regulations on a corner lot. The applicant proposes to install a 3-foot tall black aluminum ornamental fence on this corner lot at Grenway and Glencairn Roads. The fence is proposed to be located 31 feet behind the Glencairn Road sidewalk. Code requires that fences located in corner side yards not extend in front of the setback line of the principal building on the adjacent lot. The adjacent house on Glencairn Road is set back 40 feet. The fence is proposed to enclose the rear yard and nine (9) additional feet of the Glencairn Road side yard to contain the applicant's dog. The fence is proposed to be located behind an existing line of 5-foot tall arborvitae bushes.

Documents:

[3369 GRENWAY.PDF](#)

#2051. G&J REALTY PROPERTY - 13001-05 LARCHMERE BOULEVARD:

Public Hearing on the request of Paul Hummer, Hummer Paving Company, representing Louis Jacobs, G&J Realty, 13001-05 Larchmere Boulevard, to the Board of Zoning Appeals for variances in order to construct a parking lot in the rear yard of this commercial property at the corner of Larchmere Boulevard and Cheshire Road. A 7-space parking lot is proposed to serve the apartments over the commercial space on the property. The parking spaces are set back 6 feet from the front property line on Cheshire Road with 3 foot tall evergreen landscaping to screen the street view. Code requires parking spaces to be set back 20 feet when located across from a residential use. The parking lot is proposed 3 feet off the commercial building to the east. Code requires a 5-foot setback adjacent to a commercial property. The applicant proposes a 19-foot long, 6-foot tall brick wall along the north side property line and extending up to the front wall of the adjacent house on Cheshire Road. Code requires a brick wall extending the full length of the landscape buffer area adjacent to a residential use. The applicant does not propose any interior parking lot landscaping. Code requires one (1) interior landscape island.

Documents:

[13001-5 LARCHMERE.PDF](#)

#2052. RDL ARCHITECTS - 16102 CHAGRIN BOULEVARD:

Public Hearing on the request of Crystal Gray, RDL Architects, 16102 Chagrin Boulevard, to the Board of Zoning Appeals for a sign variance. The applicant proposes to celebrate their 25-year anniversary with a window sign and graphic. The temporary event sign is proposed to be displayed for the remainder of 2020. The sign is 9 feet 9 inches by 5 feet 11 inches, and is located on one section of windows facing Chagrin Boulevard. Code allows an event sign to be a maximum of 6 square feet in size. The proposed window sign and graphics are 58 square feet in size.

Documents:

[16102 CHAGRIN.PDF](#)

CITY PLANNING COMMISSION

#2048. KALAN RESIDENCE - 3714 GLENCAIRN ROAD:

Public Hearing on the request of Timothy Kalan, 3714 Glencairn Road, to the Board of Zoning Appeals and City Planning Commission for subdivision of land and a variance in order to join a city-owned vacant lot with the property on which their home is located. The applicant is purchasing the vacant lot behind their house at 3713 Strandhill Road. The house parcel (736-15-108) is proposed to be combined with the vacant lot behind them (736-15-092). The applicant proposes to integrate the vacant lot into their yard with landscaping and trees. This combined lot meets code requirements in the SF-3 Single Family Residential zoning district for size and width, but becomes a through lot from Glencairn to Strandhill Road. A variance is required as the subdivision regulations do not allow the creation of a through lot between two streets. Subdivision of land requires City Planning Commission approval.

Documents:

[3714 GLENCAIRN.PDF](#)

To request an accommodation for a person with disability, call the City's ADA Coordinator at 216-491-1440, or Ohio Relay Service at 711 for TTY users.